

**95 Bourke Street, Bulleen, Vic 3105**



**House For Sale**

Tuesday, 6 February 2024

95 Bourke Street, Bulleen, Vic 3105

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 557 m2**

**Type: House**



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**\$1,150,000 - \$1,250,000**

This exquisite family home seamlessly blends all the essential components for a perfect living environment. Perched on an elevated vantage point, this timeless residence offers pristine, sunlit spacious interiors, along with breathtaking vistas of the surrounding Ranges. The well-thought-out floorplan effortlessly connects various living spaces, including a formal lounge and dining area, a generously sized timber kitchen equipped with a 5-burner stovetop and ample pantry space. This inviting kitchen area fosters a strong sense of togetherness with its breakfast bench and adjoining family/meals section, complete with a split-system heating/cooling system for year-round comfort. Expanding the possibilities for gatherings, the property boasts a paved balcony, perfect for summer BBQs and tranquil weekend lounging. For those seeking sheltered entertainment spaces, there are covered areas on both levels, all enveloped by low-maintenance, well-established gardens, with a vegetable patch, a fig tree, two lemon trees and an orange tree. Designed with teenagers in mind, the lower level features a rumpus room, additional storage, internal garage access, and a second toilet. The upper level comprises 3 bedrooms and a bright, inviting bathroom. The master bedroom includes a walk-in robe and an adjacent study/retreat, which could also serve as a potential 4th bedroom, making it an ideal nursery or versatile workspace. This home has been lovingly maintained and boasts structural integrity, offering a blank canvas for the new owners to infuse their personal touches and upgrades at their leisure. Situated in one of Bulleen's most sought-after neighbourhoods, the property provides excellent accessibility to amenities such as Park & Ride facilities, renowned schools like Marcellin College, shopping destinations including Westfield Doncaster, Macedon Square, and Bulleen Plaza. Nature enthusiasts will appreciate the proximity to Ted Ajani Reserve, while commuters will enjoy quick access to the freeway. Additional features encompass gas ducted heating (GDH), gleaming polished hardwood floors, a dedicated laundry area, abundant storage solutions, two large water tanks, a single garage with internal access, and driveway parking.